

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JULY 21, 2021

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: SAFSTOR REAL ESTATE CO, LLC - OWNER:
NORTHWEST 95, LLC**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
21-0230-SUP1	Staff recommends APPROVAL, subject to conditions:	21-0230-SDR1
21-0230-SDR1	Staff recommends APPROVAL, subject to conditions:	21-0230-SUP1

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 57**NOTICES MAILED** 136 (By City Clerk)**PROTESTS** 1**APPROVALS** 0

**** CONDITIONS ****

21-0230-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards Manual for a Mini-Storage Facility use, except as amended by condition herein.
2. Approval of and conformance to the Conditions of Approval Site Development Plan Review (21-0230-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0230-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0230-SUP1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/15/21, except as amended by conditions herein.
4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow a three-story building where two stories is the maximum allowed.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

10. Access to this site shall be through Bureau of Land Management (BLM) Right-of-Way Grant N-73902A&B. The applicant shall obtain rights for utility service not provided through City of Las Vegas BLM grants or verify that separate grants exists prior to issuance of permits. BLM rights granted to the City of Las Vegas may only be used for the express purpose of such grants.
11. Contact the Regional Transportation Commission (RTC) [Brij Gulati - 702-676-1734] to coordinate construction of this site with RTC projects such as the proposed “Park and Ride” located between this site and Oso Blanca Road. Provide written proof of such coordination concurrent with submittal of any construction plans.
12. This site shall connect to the public sewer located at the intersection of Oso Blanca Road and Grand Montecito Parkway. Ensure the City of Las Vegas has legal access to both onsite and offsite public sewer lines.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Site Development Plan Review and Special Use Permit request for a proposed Mini-Storage development generally located at the northeast corner of Oso Blanca Road and Durango Drive.

ISSUES

- A Mini-Storage Facility use is permitted in the T-C (Town Center) Zone [SC-TC (Service Commercial) Town Center Special Land Use Designation] with the approval of a Special Use Permit. Staff supports the request.
- A Waiver is requested to allow a three-story building where two stories is the maximum height allowed. Staff supports the request.

ANALYSIS

The subject undeveloped parcel is zoned T-C (Town Center) with an SC-TC (Service Commercial) Town Center Special Land Use Designation. The site abuts a US 95 off-ramp to the north and is accessed via a BLM Grant easement off Oso Blanca Road. Site development is subject to the Town Center Development Standards Manual (TCDSM). Where the TCDSM is silent (such as for perimeter landscape buffers), LVMC Title 19 applies. The applicant proposes to develop the site with a three-story, 101,850 square-foot, 794-unit Mini-Storage Facility.

The Town Center Development Standards Manual does not offer a definition for the Mini-Storage Facility use. Per Title 19, a Mini-Storage Facility use is defined as, “A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.” The proposed development adheres to this definition as 794 units are proposed to be offered ranging in size from 25 square feet to 300 square feet.

Mini-Storage Facility Minimum (TCDSM) Special Use Permit Requirements:

- a) No more than one manager or security residence shall be permitted.
This requirement is met, as the floor plan depicts one security office on the first floor.

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- b) Within the Main Street District, all storage facilities shall be located above the ground floor and no outdoor storage of any kind shall be permitted.
This requirement is not applicable as the site is not located within the Main Street District.
- c) No business shall be conducted from or within a mini-warehouse facility.
This requirement is met as no business is proposed to be conducted from or within a mini-warehouse facility.
- d) Retail sales of stored items on the premises is prohibited.
This requirement is met as no retail sales of stored items on premise is proposed.
- e) The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
This requirement is met as no commercial repair of motor vehicles, boats, trailers or other like vehicles is proposed.
- f) The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.
This requirement is met as no operation of spray painting equipment, power tools, welding equipment or other similar equipment is proposed.
- g) The production, fabrication or assembly of products shall be prohibited.
This requirement is met as no production, fabrication or assembly of products is proposed.
- h) Within the Employment Center District, the rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-warehouse use, provided the business is conducted out of the same office as that of the mini-warehouse facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on the site shall not exceed a ratio of two trucks or trailers for each 100 storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-warehouse complex.

This requirement is not applicable as the site is not located within the Employment Center District.
- i) Within the Employment Center District, truck and trailer storage may be permitted when screened from the street and adjacent property by exterior walls.
This requirement is not applicable as the site is not located within the Employment Center District.

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- j) All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets by exterior walls.
This requirement is met as no outdoor storage is proposed.

- k) Within the Town Center, all exterior walls of the mini-warehouse facilities shall be constructed with a facade so as to appear as an office or retail facility.
This requirement is met as the submitted elevations depict architectural enhancements including faux storefront windows and varying stone veneer and pre-finished aluminum metal finishes giving the building an office appearance.

The submitted site plan depicts a Mini-Storage development with no direct access to the right-of-way. The proposed development is located on an irregularly shaped parcel of land that must be accessed through the adjacent parcel to the south. The applicant has provided supplemental documentation which notes there are two existing BLM right-of-way grants to the City. One right-of-way grant is between Oso Blanca and the southern property line of the site (recorded at 20020904) and the second right-of-way grant is at the southeast edge of the site (recorded at 20090122). The Department of Public Works has added conditions regarding utility service and coordination with the Regional Transportation Commission (RTC) regarding the future “park and ride” development.

While a Waiver is requested to allow an increased building height, staff finds the request appropriate as the site abuts a US 95 off ramp to the north. The increased height will have no negative impact on the existing commercial development in the surrounding area. Therefore, Staff recommends approval of both entitlement requests, subject to conditions.

FINDINGS (21-0230-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Mini-Storage Facility use can be conducted in a manner that is harmonious and compatible with the existing commercial land uses in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

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The proposed Mini-Storage development is physically suitable for the type and intensity of the proposed land use. The design is well integrated into the irregular shape of the land parcel.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Access to the site would be from Oso Blanca Road via an easement through the property to the south (APN 125-17-801-006). The applicant has submitted supplemental documentation notating two existing BLM right-of-way grants to the City.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

If approved, the proposed use will be subject to business license and building permit review, which will ensure the protection of the public health, safety and welfare.

- 5. The use meets all of the applicable conditions per the Town Center Development Standards Manual.**

The proposed use meets all minimum requirements for the Mini-Storage Facility use listed within the Town Center Development Standards Manual.

FINDINGS (21-0230-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed Mini-Storage Facility would be located on a major thoroughfare adjacent to a freeway and away from residential uses. The development will be near commercial services of similar intensity.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

Aside from a Waiver request to allow a three-story building where two are allowed, all other applicable city plan requirements are met.

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3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Access to the site would be from Oso Blanca Road via an easement through the property to the south (APN 125-17-801-006). The applicant has submitted supplemental documentation notating two existing BLM right-of-way grants to the City.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed Mini-Storage development is compatible with the adjacent uses. The building façade features architectural enhancements including faux storefront windows and varying stone veneer and pre-finished aluminum metal finishes giving the building an office appearance. The proposed landscape materials adhere to the Southern Nevada Regional Plant List recommendations.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The submitted building elevations are designed as to appear as an office or retail facility. The aesthetic features are not unsightly, undesirable or obnoxious in appearance.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

If approved, the proposed use will be subject to business license and building permit review, which will ensure the protection of the public health, safety and welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development - 7 Units Per Acre), R-PD11 (Residential Planned Development - 11 Units Per Acre), R-PD13 (Residential Planned Development - 13 Units Per Acre), R-PD18 (Residential Planned Development - 18 Units Per Acre), R-CL (Single Family Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and PD (Planned Development) Zones to T-C (Town Center) on 1,468 acres within the area designated "Town Center" on the Northwest Amendment to the General Plan. The Planning Commission and staff recommended approval.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/07/04	The City Council approved a request for a Site Development Plan Review (SDR-3795) for a proposed 293,355 square-foot retail center with waivers of the Town Center Development Standards requiring onsite open space features, parking spaces to be set back a minimum of 15 feet from property lines, parking lots to be located away from street frontages and pedestrian walkways to be provided between parking lots and rows of parking spaces on 46.00 acres at the northwest and northeast corners of Severence Lane and Oso Blanca Road and at the northeast corner of Oso Blanca Road and Durango Drive. The Planning Commission and staff recommended approval. The approval expired 04/08/06.
01/05/05	The City Council approved requests for 13 Special Use Permits (SUP-5423, 5424, 5425, 5426, 5427, 5428, 5429, 5430, 5431, 5432, 5433, 5434, and 5435) for various uses within a proposed retail center at the northwest and northeast corners of Severence Lane and Oso Blanca Road and at the northeast corner of Oso Blanca Road and Durango Drive. The Planning Commission and staff recommended approval of all requests. The approvals expired 01/06/07.
09/06/17	The City Council accepted a withdrawal without prejudice request for Site Development Plan Review (SDR-70240) for a proposed two-story, 28,118 square-foot hospital with a waiver to allow a four-foot landscape buffer along a portion of the south project boundary where eight feet is required on a 2.79-acre portion of 15.78 acres at the northeast corner of Oso Blanca Road and Durango Drive. The Planning Commission recommend approval (final action). Planning Staff recommended approval. The item was subsequently appealed to the City Council.
08/14/18	Parcel Map (PMP-71781) was recorded for a Technical Review of a two-lot Parcel Map on 15.78 acres at the northeast corner of Oso Blanca Road and Durango Drive.
06/08/21	<p>The Planning Commission unanimously voted to APPROVE the following Land Use Entitlement project requests on 2.79 acres at the northeast corner of Oso Blanca Road and Durango Drive (APN 125-17-703-001), T-C (Town Center) Zone [SC (Service Commercial) Town Center Special Land Use Designation], Ward 6 (Fiore).</p> <p>21-0230-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MINI-STORAGE FACILITY USE</p> <p>21-0230-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 101,850 SQUARE-FOOT, 794-UNIT MINI-STORAGE FACILITY DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARD REQUIREMENTS</p>
06/17/21	The Office of the City Clerk received an Appeal of the Planning Commission's approval for a Land Use Entitlement project request 21-0230, which will be considered by the City Council on July 21, 2021.

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Most Recent Change of Ownership	
02/16/00	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses
There are no building permits or business licenses relevant to development of this site.

Details of Application Request	
Site Area	
Net Acres	2.79

Pre-Application Meeting	
04/13/21	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Mini-Storage development.

Neighborhood Meeting
A neighborhood meeting was not required, nor was one held.

Field Check	
04/29/21	Staff conducted a routine field check and found an undeveloped lot with desert vegetation. No issues were noted.

Details of Application Request	
Site Area	
Net Acres	2.79

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	U.S. 95 Freeway	Right-of-Way	Right-of-Way
South	Transit Passenger Facility (partially undeveloped)	PF-TC (Public Facilities – Town Center)	T-C (Town Center)

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	U.S. 95 Freeway	Right-of-Way	Right-of-Way
West	Shopping Center	SC-TC (Service Commercial – Town Center)	T-C (Town Center)

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Town Center Master Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
T-C (Town Center) District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails (Town Center Parkway Trail – Durango Drive)	N/A*
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

*Durango Drive is not directly adjacent to the site, and therefore no improvements are necessary as part of this Site Development Plan Review.

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual and Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	121,532 SF	N/A
Min. Lot Width	N/A	520 Feet	N/A
Min. Setbacks			
• Front	15 Feet	44 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	30 Feet	Y
Max. Lot Coverage	N/A	27.9%	N/A
Max. Building Height	2 Stories	3 Stories/38 Feet	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*A Waiver is requested to allow an increased building height.

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Pursuant to Title 19.08 and the Town Center Development Standards Manual, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	22 Trees	22 Trees	Y
• South	1 Tree / 20 Linear Feet	20 Trees	20 Trees	Y
• East	N/A	N/A	N/A	N/A
• West	1 Tree / 30 Linear Feet	7 Trees	8 Trees	Y
TOTAL PERIMETER TREES		59 Trees	60 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	5 Trees	8 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		15 Feet	Y
• East	N/A		N/A	N/A
• West	8 Feet		8 Feet	Y

Open Space – Town Center					
Total Site Acreage	Required		Provided		Compliance
	Percent	Area	Percent	Area	
121,532 SF	20%	24,306 SF	40%	49,861 SF	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Durango Drive	Primary Arterial	Master Plan of Streets and Highways Map/ Town Center Development Standards Manual	137	Y
Oso Blanca Road	Frontage Road Town Center Collector	Master Plan of Streets and Highways Map/ Town Center Development Standards Manual	100	Y

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Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Mini-Storage Facility	794 units	One per 50 storage units, plus 5 outside the security fence	21				
TOTAL SPACES REQUIRED			21		21		Y
Regular and Handicap Spaces Required			20	1	20	1	Y

Waivers		
Requirement	Request	Staff Recommendation
Buildings are allowed to have a maximum of two stories in the SC-TC district	To allow a three-story building	Approval